144.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,400 / 709,400
					USE VALUE:	709,400 / 709,400
					ASSESSED:	709,400 / 709,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FISCARELLI LOUIS N/ETAL/TRS
Owner 2:	LOUIS N FISCARELLI TRUST
Owner 3:	
Street 1:	122 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TRILLING SARAH L -
Owner 2:	-
Street 1:	122 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,730 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1377 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4730.000	256,800	3,100	449,500	709,400
Total Card	0.109	256,800	3,100	449,500	709,400
Total Parcel	0.109	256,800	3,100	449,500	709,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.18 | /Parcel: 515.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93909
GIS Ref:
GIS Ref:
Insp Date: 01/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,900	3100	4,730.	449,500	709,500	709,500	Year End Roll	12/18/2019
2019	101	FV	213,400	3100	4,730.	421,400	637,900	637,900	Year End Roll	1/3/2019
2018	101	FV	213,400	3100	4,730.	348,400	564,900	564,900	Year End Roll	12/20/2017
2017	101	FV	213,400	3100	4,730.	320,300	536,800	536,800	Year End Roll	1/3/2017
2016	101	FV	213,400	3100	4,730.	292,200	508,700	508,700	Year End	1/4/2016
2015	101	FV	201,600	3100	4,730.	286,600	491,300	491,300	Year End Roll	12/11/2014
2014	101	FV	201,600	3100	4,730.	266,300	471,000	471,000	Year End Roll	12/16/2013
2013	101	FV	201,600	3100	4,730.	253,400	458,100	458,100		12/13/2012

!11219!

PRINT: Date 12/11/20 | Time 01:24:49

LAST REV: Date 03/26/18 | Time 14:47:15 | apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11219

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRILLING SARAH	67733-110		8/2/2016	Convenience	1	No	No		
DI FAZIO MARY R	30231-287		5/28/1999	Family	269,900	No	No		
	29106-223		9/17/1998			No	No		N

USER DEFINED

Prior Id # 1:	93909
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/6/2016	14	Solar Pa	8,840		1/6/2016			install solar arra
6/3/2011	538	Redo Kit	14,500					

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2018	Inspected	BS	Barbara S
12/16/2017	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	189	PATRIOT
11/19/1999	Meas/Inspect	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4730		Sq. Ft.	Site		0	80.	1.19	9									449,520						449,500	

Total AC/HA: 0.10859 | Total SF/SM: 4730 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 449,520 | Spl Credit | Total: 449,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	71515
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348976
Depreciation:	92130
Depreciated Total:	256846

COMMENTS

PDAS BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

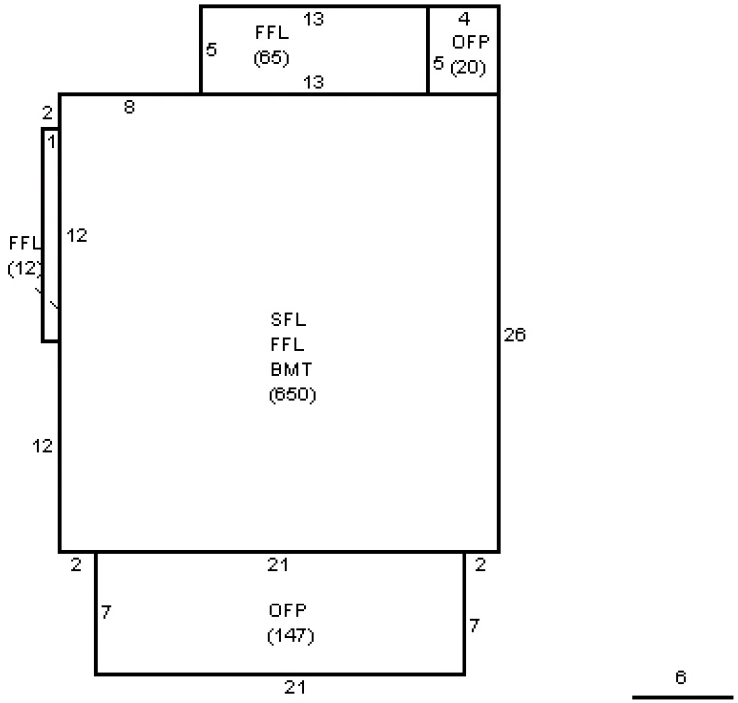
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	117.05
Final Total:	256800	Val/Su SzAd	186.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	727	173.730	126,300
BMT	Basement	650	52.120	33,877
SFL	Second Floor	650	173.730	112,923
OFP	Open Porch	167	26.110	4,361

Net Sketched Area:	2,194	Total:	277,461
Size Ad	1377	Gross Are	2194	FinArea	1377
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

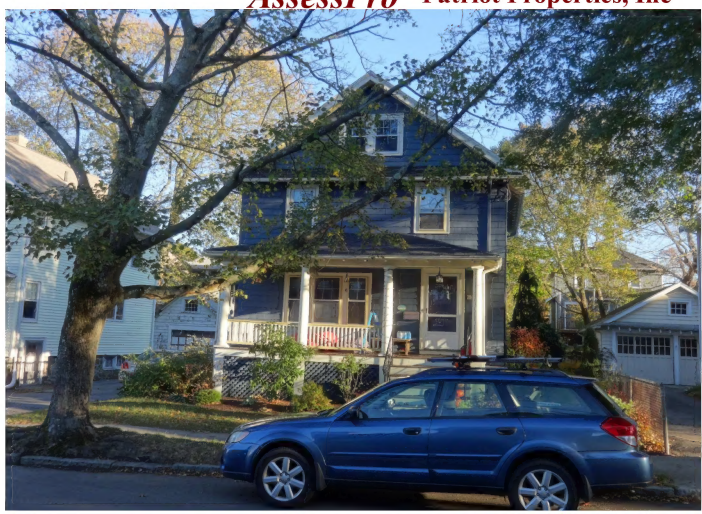
SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1926	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100

IMAGE

AssessPro Patriot Properties, Inc